

The Junction City Planning Commission met on Wednesday, April 20, 2016 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

**PRESENT WERE:** Planning Commissioners, Jason Thiesfeld (Chair), James Hukill, Jeff Haag, Ken Wells, Jack Sumner, Stuart Holderby, and Sandra Dunn; Planning Commission Alternate, Patricia Phelan; City Planner, Jordan Cogburn; and Planning Secretary, Tere Andrews.

**Absent:** Planning Commission Alternate, Alicia Beymer

## **1. Open Meeting and Review Agenda**

Chair Thiesfeld opened the meeting at 6:30 pm and led the Pledge of Allegiance.

## **2. Changes to the Agenda**

None

## **3. Public Comment (for items not already on the agenda)**

None

## **4. Approval of Minutes**

- February 17, 2016

**Motion:** Commissioner Haag made a motion to approve the February 17, 2016 minutes as written. Commissioner Hukill seconded the motion.

**Vote:** Passed by a vote of 7:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Wells, Sumner, and Holderby voted in favor.

## **5. PUBLIC HEARING: CPA-16-01/RZ-16-01, SCANDINAVIAN ESTATES SUBDIVISION**

Chair Thiesfeld opened the public hearing for the Comprehensive Plan and Zoning map amendments for Scandinavian Estates subdivision, File #'s CPA-16-01/RZ-16-01 and asked if any Commissioner had a bias, ex parte contact or conflict of interest to declare.

There were no biases, ex parte contacts, or conflicts of interest declared.

### **Staff Report**

Planner Cogburn reviewed the staff report. Scandinavian Estates was a non-conforming subdivision of single family manufactured homes with one vacant lot. The current designation was High Density Residential (HDR) and zoned R4 (Multi-Structural Residential) A change to the zoning code in 2003 removed single family homes from the permitted uses in the R4 zone. The proposal to amend the Plan Designation map to Medium Density Residential (MDR) and zoning map to R2 (Duplex Residential) would

bring the subdivision into compliance with the Junction City Comprehensive Plan and Zoning Code.

The Housing Inventory (Statewide Planning Goal 10) showed a deficit of Medium Density Residential land. The population numbers used in the 2012 Comprehensive Plan update had since been revised and reduced. The Comprehensive Plan would need to be updated, at a later date, to reflect the reduction in the population forecast. However, the updated population forecast needed to be used in review of the proposed map amendments for Scandinavian Estates Subdivision. There was only one (1) vacant lot in the subdivision. As it related to the Housing Inventory, the proposal would reduce the inventory by one (1) dwelling unit.

There were no questions from the Commission for Planner Cogburn.

### **Testimony**

#### **Proponents**

There were none.

#### **Opponents**

There were none.

#### **Neutral Parties**

Ms Cheryl Glasser, 770 Spruce Street, Junction City Oregon 97448 asked if the lifespan of a manufactured home was similar to a stick built home.

Planner Cogburn was not certain on that.

Ms Glasser asked if a manufactured home in the subdivision was removed, would a manufactured home have to be put back in its place.

Planner Cogburn responded the proposed zoning of R2 would allow for single family homes, manufactured homes or duplexes, the current R4 zoning did not list single family homes as permitted uses.

Commissioner Haag asked if the residents of Scandinavian Estates were notified of the proposal.

Planner Cogburn replied a notice was sent out on March 18, 2016. No comments were received from property owners or residents.

Mr. Dan Leatherwood, 327 E 10<sup>th</sup> Place Junction City Oregon 97448, said he lived in the subdivision. The proposal would actually make it better.

**Deliberations**

Commissioner Sumner said, if passed, a stick built or manufactured home could be placed on the one vacant lot.

Planner Cogburn agreed.

Chair Thiesfeld closed the public hearing for CPA-16-01.

**Motion:** Commissioner Hukill made a motion to recommend to Council, approval with conditions as stated in the proposed Final Order the amendments to the Zoning and Plan Designation maps for Scandinavian Estates Subdivision, file# CPA-16-01/RZ-16-01. Commissioner Dunn seconded the motion.

**Vote:** Passed by a vote of 7:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Wells, Sumner, and Holderby voted in favor

**6. ENTERPRISE ZONE DISCUSSION WITH POSSIBLE RECOMMENDATION TO COUNCIL**

Planner Cogburn explained the Harrisburg Enterprise Zone included parts of Junction City. The zone was set to sunset in 2016. The Harrisburg City Administrator, Brian Latta, inquired if there was interest in extending the lifespan of the enterprise zone. The Council directed the Planning Commission to review, and make possible recommendation. One question was whether or not parcels within the enterprise zone should be expanded or contracted.

Commissioner Haag suggested if expanded, it should include the 'boot' (Highway 99s south of First Avenue).

Commission Sumner added there was also property east of Drea's Way, south of Milliron Road.

Commissioner Haag said there were parcels along Prairie Road that might benefit from the enterprise zone as well. An enterprise zone could be an incentive to attract businesses to Junction City.

**Consensus:** by consensus of the Commission, a recommendation to council was made to expand the Harrisburg Enterprise Zone to encompass the 'boot' (Highway 99s south of 1<sup>st</sup> Avenue, and/or Prairie Road to Meadowview Road).

**7. PLANNING COMMISSION AGENDA FORECASTER**

The Commission reviewed the forecaster. The Community Development Committee directed staff to move forward with amendments to the sign code.

Chair Thiesfeld said should other zoning inconsistencies come to Staff's attention, those should be brought to the Planning Commission.

## 8. PLANNING REPORT

Planner Cogburn reviewed the March, 2016 Planning Activity Report.

## 9. COMMISSIONER COMMENTS

Commissioner Dunn commented the City of Harrisburg really came together to build their library. She would like to see Junction City have that type of enthusiasm.

Commissioner Sumner asked about a public records request related to the Hayden Homes PUD and exparte contact. He would like to see the results from the questionnaires.

Planner Cogburn responded Commissioner Sumner could submit a public records request to obtain that information.

## VIII. ADJOURNMENT

**Motion:** Commissioner Hukill made a motion to adjourn the meeting. Commissioner Dunn seconded the motion.

**Vote:** Passed by a vote of 7:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Wells, Sumner, and Holderby voted in favor.

The meeting adjourned at 7:34 p.m.

The next regularly scheduled Planning Commission meeting would be Wednesday May 18, 2016 at 6:30 p.m.

Respectfully Submitted,

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Tere Andrews, Planning Secretary

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Jason Thiesfeld, Planning Commission Chair